

# MEMORANDUM

Agenda Item No. 8(N)(2)

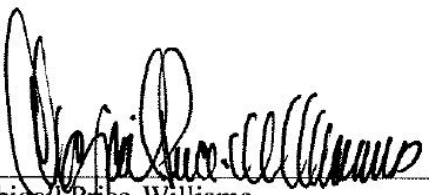
**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**DATE:** October 6, 2020

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution directing the County Mayor to negotiate an Interlocal Agreement with the City of Homestead which: (1) provides a payment to the City of Homestead in an amount not to exceed \$5,700,000.00 from the Miami-Dade County Transportation Infrastructure Improvement District ("TIID") Trust Fund for eligible construction costs and debt service payments associated with eligible transit components of the Homestead Multimodal Center (the "Project"), (2) requires that the City of Homestead utilize the payment for eligible construction costs and debt service payments associated with eligible transit components of the Project, and (3) provides the terms for the County's exclusive transit use of 850 parking spaces in the Project's parking garage; further directing the County Mayor to submit the Interlocal Agreement to the Citizens' Independent Transportation Trust for its review and recommendation and to this Board for subsequent approval (the "condition precedent"); and directing the payment to the City of Homestead subject to the condition precedent and the Interlocal Agreement becoming effective

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Co-Prime Sponsors Commissioner Esteban L. Bovo, Jr., Commissioner Daniella Levine Cava and Commissioner Dennis C. Moss.

  
Abigail Price-Williams  
County Attorney

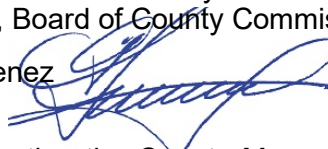
APW/uw

# Memorandum



**Date:** October 6, 2020

**To:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Resolution Directing the County Mayor or County Mayor's Designee to Negotiate an Interlocal Agreement with the City of Homestead Providing the Terms Under Which the County Will Make a Payment to the City in an Amount Not to Exceed \$5,700,000.00 from the Miami-Dade County Transportation Infrastructure Improvement District Trust Fund

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## **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the attached resolution directing the County Mayor or designee to negotiate an interlocal agreement with the City of Homestead (City) which: (1) provides that the County shall make a payment to the City of Homestead in an amount not to exceed \$5,700,000.00 from the Miami-Dade County Transportation Infrastructure Improvement District (TIID) Trust Fund for eligible construction costs and debt service payments associated with the eligible transit components of the Homestead Multimodal Center (the "Project"), (2) requires that the City utilize the payment for eligible construction costs and debt service payments associated with eligible transit components of the Project, and (3) provides the terms for the County's exclusive transit use of 850 parking spaces in the Project's parking garage; directing the County Mayor or designee to submit the interlocal agreement to the Citizens' Independent Transportation Trust for its review and recommendation and to this Board for subsequent approval (the "condition precedent"); and directing the payment to the City subject to the condition precedent and the interlocal agreement becoming effective.

## **Scope**

The City of Homestead is located in both County Commission District 8 and District 9 represented by Commissioner Daniella Levine Cava and Commissioner Dennis C. Moss, respectively. The Homestead Multimodal Center is located in County Commission District 9.

## **Fiscal Impact/Funding Source**

The payment to the City of \$5,700,000 will be funded from the TIID Trust Fund and will be the second allocation of funds from such Trust Fund since the TIID Ordinance No. 18-8, codified as sections 2-2361 through 2-2380 of the Code, was adopted on February 6, 2018. As part of the parties' negotiations pertaining to the Homestead CRA interlocal agreement, the City has agreed that it will make payments back into the TIID Trust Fund as more fully described below.

## **Track Record/Monitor**

Jennifer Moon, Deputy Mayor/Budget Director, through the Office of Management and Budget, will ensure that the above outlined refund terms are included in the Homestead Community Redevelopment Agency (CRA) interlocal agreement. Should further Board action be required related to the Homestead CRA interlocal agreement, the administration will bring the appropriate items forward.


## **Background**

On February 6, 2018, the Board adopted Ordinance No. 18-8 (the "TIID Ordinance") which created the Miami-Dade County Transportation Infrastructure Improvement District. As established, the TIID includes all real property entirely or partially located within one half mile of the existing Metrorail corridor and the proposed alignments of the Strategic Miami Area Rapid Transit (SMART) Plan rapid transit corridors,

except for the East-West corridor which includes all real properties entirely or partially located within one mile of the proposed alignment. The TIID Ordinance established a mechanism by which a portion of ad valorem revenues generated in the TIID remain in a separate Trust Fund to fund eligible transportation infrastructure improvements. Specifically, Section 2-2365 of the Code provides that moneys in the Trust Fund may be expended from time to time to pay for the development, construction, maintenance and/or operation of the SMART Plan rapid transit corridor projects, as that term is defined in Section 2-2362 of the Code. The South Corridor bus rapid transit (BRT) project is one of the SMART Plan rapid transit corridor projects. The County intends to have a South Corridor BRT station in front of the Homestead Multimodal Center.

The conversation of transportation has evolved from one of just traffic congestion to one that is more global and includes not only mass transit alternatives but also projects such as the synchronization of traffic lights, transit oriented developments, park and rides and the creation of economic centers to generate more activity that stimulate ridership and decrease the dependence on single-rider vehicles. One such project within the TIID is the Homestead Multimodal Center. The Multimodal Center was developed as a project that would not only promote economic development but would also serve as an asset to the existing transit services provided along the South Dade Transitway by both the County and the City. Ultimately, the City spent approximately \$42 million to construct the Homestead Multimodal Center which includes a parking garage with 1,100 parking spaces, of which 850 are dedicated exclusively for transit users during determined times. Transit riders are entitled and first in line to use the 850 transit-specific spaces on a daily basis and only until such transit use is no longer needed can the parking spaces be released to the non-transit riding public. The Project's transit parking spaces will support the future South Corridor BRT station.

At this time, the administration is finalizing an interlocal agreement to extend the life of the Homestead CRA. As with other CRAs and CRA extensions the Board has recently approved, 25 percent of the annual increment will be transferred into the TIID Trust Fund. In the case of the Homestead CRA, the first \$5,700,000 will repay the payment authorized by this resolution. Once repaid, 60 percent of the transfer (15 percent of the total increment) will be deposited in the TIID Trust Fund for use by the County and 40 percent of the transfer (10 percent of the total increment) will be deposited in the TIID Trust Fund specifically for expenses associated with transit-oriented projects and transitway improvements as defined in interlocal agreement with the Homestead CRA. The payment from the TIID Trust Fund to the City will support the City's construction cost and debt service payments associated with the Multimodal Center. Should the negotiations concerning the extension of the Homestead CRA not result in the terms as indicated above, the recommended payment will not be made to the City of Homestead.

  
\_\_\_\_\_  
Jennifer Moon  
Deputy Mayor



## MEMORANDUM (Revised)

**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**DATE:** October 6, 2020

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 8(N)(2)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(N)(2)  
10-6-20

**RESOLUTION NO.** \_\_\_\_\_

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE AN INTERLOCAL AGREEMENT WITH THE CITY OF HOMESTEAD WHICH: (1) PROVIDES A PAYMENT TO THE CITY OF HOMESTEAD IN AN AMOUNT NOT TO EXCEED \$5,700,000.00 FROM THE MIAMI-DADE COUNTY TRANSPORTATION INFRASTRUCTURE IMPROVEMENT DISTRICT ("TIID") TRUST FUND FOR ELIGIBLE CONSTRUCTION COSTS AND DEBT SERVICE PAYMENTS ASSOCIATED WITH ELIGIBLE TRANSIT COMPONENTS OF THE HOMESTEAD MULTIMODAL CENTER (THE "PROJECT"), (2) REQUIRES THAT THE CITY OF HOMESTEAD UTILIZE THE PAYMENT FOR ELIGIBLE CONSTRUCTION COSTS AND DEBT SERVICE PAYMENTS ASSOCIATED WITH ELIGIBLE TRANSIT COMPONENTS OF THE PROJECT, AND (3) PROVIDES THE TERMS FOR THE COUNTY'S EXCLUSIVE TRANSIT USE OF 850 PARKING SPACES IN THE PROJECT'S PARKING GARAGE; FURTHER DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SUBMIT THE INTERLOCAL AGREEMENT TO THE CITIZENS' INDEPENDENT TRANSPORTATION TRUST FOR ITS REVIEW AND RECOMMENDATION AND TO THIS BOARD FOR SUBSEQUENT APPROVAL (THE "CONDITION PRECEDENT"); AND DIRECTING THE PAYMENT TO THE CITY OF HOMESTEAD SUBJECT TO THE CONDITION PRECEDENT AND THE INTERLOCAL AGREEMENT BECOMING EFFECTIVE

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board:

**Section 1.** Directs the County Mayor or County Mayor's designee to negotiate an Interlocal Agreement with the City of Homestead which: (1) provides that the County shall make a payment to the City of Homestead in an amount not to exceed \$5,700,000.00 from the Miami-Dade County Transportation Infrastructure Improvement District ("TIID") Trust Fund for eligible

construction costs and debt service payments associated with the eligible transit components of the Homestead Multimodal Center (the “Project”), (2) requires that the City of Homestead utilize the payment of \$5,700,000.00 from the TIID Trust Fund for eligible construction costs and debt service payments associated with eligible transit components of the Project consistent with section 2-2365 of the Code of Miami-Dade County, Florida, and (3) provides the terms for the County’s exclusive transit use of 850 parking spaces in the Project’s parking garage.

**Section 2.** Further directs the County Mayor or County Mayor’s designee to submit the Interlocal Agreement referenced in Section 1 above to the Citizens’ Independent Transportation Trust for its review and recommendation and to this Board for subsequent approval (the “condition precedent”). Subject to the condition precedent and the Interlocal Agreement becoming effective, this Board directs the payment to the City of Homestead in an amount not to exceed \$5,700,000.00 from the TIID Trust Fund for eligible construction costs and debt service payments associated with the eligible transit components of the Project.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman	
Rebeca Sosa, Vice Chairwoman	
Esteban L. Bovo, Jr.	Daniella Levine Cava
Jose “Pepe” Diaz	Sally A. Heyman
Eileen Higgins	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Dennis C. Moss	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared this resolution duly passed and adopted this 6<sup>th</sup> day of October, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Annery Pulgar Alfonso